

**WARREN PLANNING BOARD
MINUTES
April 22, 2013**

The regular meeting of the Warren Planning Board began at 7:00 PM. Present were F. Massie, J. Piepowski, C. Thibaudeau, D. Kallfelz, M. Heald, R. Mello, B. Heckert, and Steven Thompson. Absent was R. Silva. Also present were Town Building Official W. Nash, Attorney S. Federico, Attorney Bruce Cox, and Fire Chief Al Galinelli.

New Planning Board member Steven Thompson was introduced and welcomed by Chairman Fred Massie.

There is a quorum for this meeting.

Approval of Minutes:

On a motion by J. Piepowski, seconded by R. Mello, the minutes for the regular scheduled meeting on March 25, 2013 were approved.

Old Business:

Request from **Rockland Acres** – William Rodrigues, Jr. – owner and applicant; Land off Touisset Road; Plat 17, Lot 175; Request to modify the ***Final Plan Approval*** relative to removing the requirement under ***Article III - Design Standards For Subdivision Construction –Section III-13- Fire Safety*** – to install fire sprinklers. Continued from March 25, 2013

Attorney Bruce Cox, representing Rockland Acres, noted that his client wants to use an existing 10,000 gallon underground water tank, installed by the applicant, as the applicant believes this will be a suitable offset to the sprinkler requirement for new subdivisions. Attorney Cox also noted the applicant's willingness to install an additional 20,000 gallon tank in Phase Two of Rockland Acres. The applicant noted that both tanks would be available to the Town for drawing water to fight fires on Touisset Point, as, currently, there are limited available water sources for this purpose. While Fire Chief Al Gallinelli noted his appreciation for these tanks, he did not support the tanks as replacements under the Town's current sprinkler requirement ordinance for new subdivisions.

The Board discussed possible revisions to the existing sprinkler requirement ordinance as a way of encouraging these and additional water storage tanks to help protect existing residences in Touisset Point which is not served by the municipal water supply. Attorney Stephanie Federico, representing the Town, cautioned that it is up to the Planning Board to amend the ordinance, which is a multi-step process requiring advertising and a Public Hearing on the matter. According to the ordinance of 2002, houses built before the ordinance were not required to have sprinklers, but those in subdivisions after the passage of the ordinance must have sprinklers. Currently, over 200 houses in the area are in need of water for fire fighting.

Attorney Federico noted any ordinance relief is currently under the jurisdiction of the Fire Chief and the Board must act on the applicant's original request taking the Fire Chief's recommendation into consideration. Attorney Federico noted that she will put together a presentation on the ordinance for Board review at the next Board meeting.

No motion was made to approve the applicant's request.

A motion was made by D. Kallfelz, seconded by J. Piepowski, to deny modifying the Final Plan Approval to remove the requirement for sprinklers. Passed unanimously.

The meeting was adjourned at 8:25 PM.

Respectfully submitted,

Catherine Gresh
Recording Secretary